



CITY OF  
*Caldwell, Idaho*

249

**GARRET NANCOLAS**  
*Mayor*

208.455.3011  
(f) 208.455.3003

**City Hall**  
411 Blaine Street  
Caldwell, Idaho 83605

**Post Office Box**  
P.O. Box 1179  
Caldwell, Idaho 83606

For a list of the City  
Council members, visit:  
**Website**  
[www.cityofcaldwell.com](http://www.cityofcaldwell.com)

December 29, 2016

Idaho Tax Commission  
800 Park Blvd.  
Boise, Idaho 83722

To Whom It May Concern:

Enclosed are certified copies of Ordinance No. 3073 and Ordinance No. 3075 regarding annexing property into the City of Caldwell.

As required by Idaho State Code, please find the appropriate maps for each of the annexed parcels. These ordinances were approved by City Council on December 19, 2016.

Please contact me at 455-4656 if you have additional questions or comments.

Thank you,

Debbie Geyer  
Caldwell City Clerk

REC'D JAN 03 2017

*The Treasure of the Valley*

REC'D JAN 03 2017

BILL NO. 47  
ORDINANCE NO. 3073

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-2 (MEDIUM DENSITY RESIDENTIAL) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HERewith; AND DIRECTING THE CLERK OF THE CITY OF CALDWELL TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215.

BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO:

**Section 1.** That the Caldwell City Council, upon recommendation of the Caldwell Planning & Zoning Commission and following the public notice and hearing procedures set forth in Section 10-01-07, Zoning Ordinance No. 1451, approved Case No. ANN-16-05 (Mason Creek Landing Annexation) at a public hearing held December 5, 2016.

**Section 2.** The parcel is contiguous to the City of Caldwell, Idaho and the applicant has requested that said following described property should be annexed into the City of Caldwell as R-2 (Medium Density Residential):

A parcel of land located in the SW ¼ of Section 29, T4N, R2W, BM, Canyon County, Idaho more particularly described as follows:

**BEGINNING** at the W ¼ Corner of Section 29 from which the SW corner of said Section 29 bears South 00°09'25" East, 2655.48 feet; thence North 89°47'53" East, 888.70 feet along the East-West centerline of said Section 29; thence South 42°45'36" East, 316.75 feet; thence 31.58 feet along the arc of a curve to the right, said curve having a radius of 75.00 feet, a central angle of 24°07'22" and a long chord of 31.34 feet which bears South 30°41'55" East; thence South 18°38'14" East, 46.98 feet; thence North 89°04'26" East, 599.00 feet to a point on the approximate centerline line of Mason Creek; thence North 19°44'21" West, 315.49 feet along said approximate centerline to a point on the East-West centerline of said Section 29; thence North 89°47'53" East, 1012.31 feet along said East-West centerline to the C ¼ Corner of said Section 29; thence South 00°09'47" East, 2089.98 feet along the North-South centerline of said Section 29; thence South 89°46'19" West, 19.99 feet to a point on the approximate centerline of the Highline Canal; thence along said approximate centerline the following 5 courses and distances: South 30°05'49" West, 122.80 feet; thence South 57°25'09" West, 292.17 feet; thence South 35°51'18" West, 98.79 feet; thence South 20°44'08" West, 98.80 feet; thence South 02°53'12" East, 129.00 feet to a point on the South boundary line of said Section 29; thence leaving said approximate centerline of the Highline Canal South 89°44'48" West, 192.09 feet along said South boundary line to a point on the approximate centerline of the Noble Drain; thence along said approximate centerline the following 3 courses and distances: North 26°36'33" West, 373.08 feet; thence 105.56 feet along the arc of a curve to the left, said curve having a radius of 175.00 feet, a central angle of 34°33'35" and a long chord of 103.96 feet which bears North 43°53'20" West; thence North 61°10'07" West, 175.59 feet; thence leaving said approximate centerline of the Noble Drain South 01°00'08" West, 495.02 feet to a point on said South boundary line of Section 29; thence South 89°44'48" West, 310.40 feet along said South boundary line to the W 1/16 Corner of said Section 29; thence North 00°09'36" West, 1327.14 feet along the West boundary line of the SE ¼ SW ¼ of said Section 29 to the SW 1/16 Corner of said Section 29; thence South 89°46'22" West, 1319.80 feet along the South boundary line of the NW ¼ of said SW 1/4 of Section 29 to the S 1/16



**Canyon County  
Recorder's Office  
Document  
Cover Sheet**



**2016-053082**

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**12/21/2016 08:19 AM**



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CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 MBROWN

NO FEE

ORDINANCE

CITY OF CALDWELL

REC'D JAN 03 2017

Corner said Section 29; thence North 00°09'25" West, 1327.74 feet along the West boundary line of said Section 29 to the **POINT OF BEGINNING**. Containing 109.56 acres, more or less.

**Section 3.** That the City Engineer and the Planning and Zoning Director of the City of Caldwell, Idaho, are hereby instructed to so designate the same above described property on the official zoning map and other area maps of the City of Caldwell, Idaho as R-2 (Medium Density Residential).

**Section 4.** All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

**Section 5.** This ordinance shall be in full force and in effect from and after its passage, approval and publication, according to law.

**Section 6.** The Clerk of the City of Caldwell, Idaho shall, within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman-like manner plainly and clearly designating the boundaries of the City of Caldwell, including the land herein annexed, with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code 63-215.

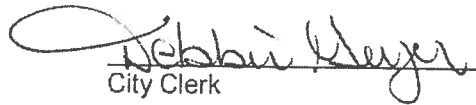
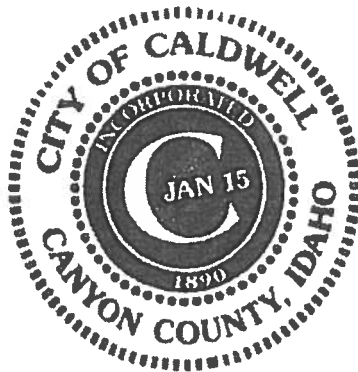
**PASSED BY THE COUNCIL OF THE CITY OF CALDWELL, IDAHO**, this 19<sup>th</sup> day of December, 2016.

**APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO**, this 19<sup>th</sup> day of December, 2016.



Mayor Garret L. Nancolas

ATTEST:

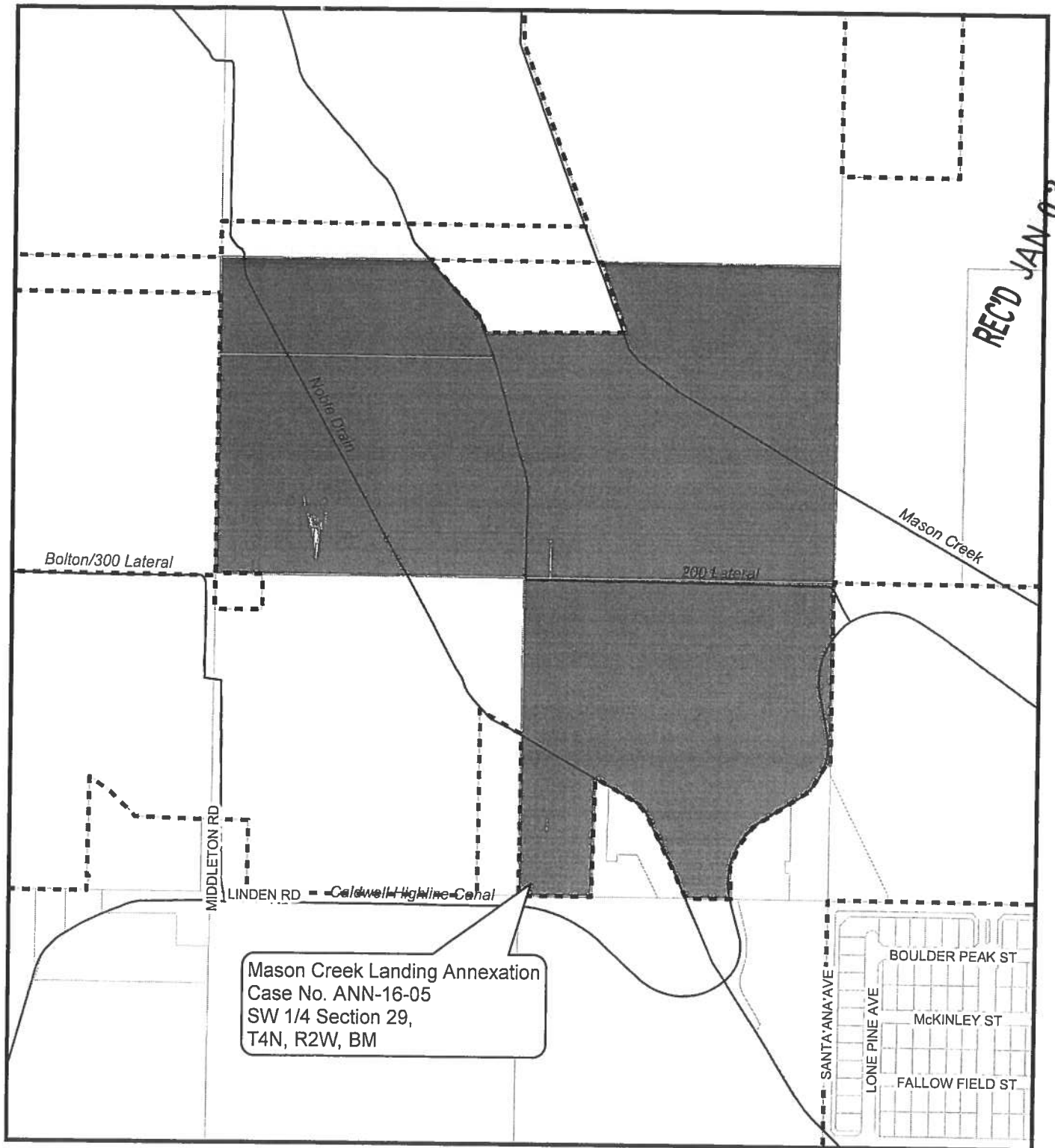
  
City Clerk

REC'D JAN 03 2017

# CITY OF CALDWELL





## Annexation Ordinance No. 3073

REC'D JAN 03 2017



City  
of  
Caldwell

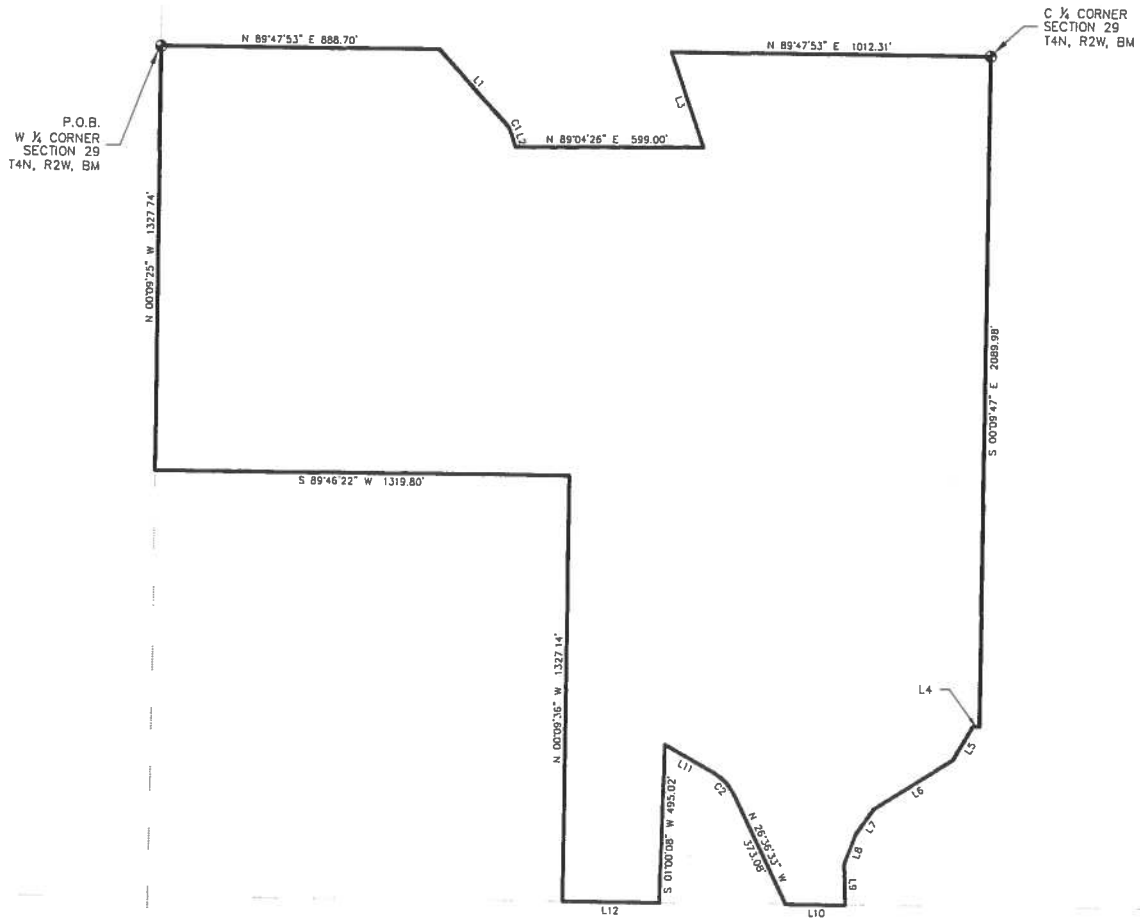
### Legend

- |  |   |
|--|---|
|  Ordinance 3073 |  Taxlots       |
|  Caldwell       |  Surface Water |



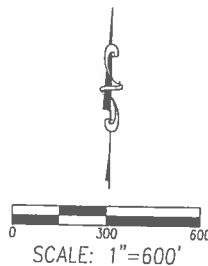
0 300 600  
Feet  
1 inch = 600 feet

REC'D JAN 03 2017



# LEGEND

— PARCEL BOUNDARY  
 - - - SECTION LINE  
 --- SURROUNDING PARCELS



CURVE TABLE					
CURVE	LENGTH	RADIUS	ANGLE	CHORD BRG	CHORD DIST.
C1	31.58'	75.00'	24°07'22"	S30°41'55"E	31.34'
C2	105.56'	175.00'	34°33'35"	N43°53'20"W	103.96'

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N42°45'36"E	316.75'	L7	S35°51'18"W	98.79'
L2	S18°38'14"E	46.98'	L8	S20°44'08"W	98.80'
L3	N19°44'21"W	315.49'	L9	S02°53'12"E	129.00'
L4	S89°46'19"W	19.99'	L10	S89°44'48"W	192.09'
L5	S30°05'49"W	122.80'	L11	N61°10'07"W	175.59'
L6	S57°25'09"W	292.17'	L12	S89°44'48"W	310.40'

CITY OF CALDWELL  
 MAPPING DEPARTMENT  
 621 CLEVELAND BLVD.  
 CALDWELL, IDAHO 83605  
 (208) 455-3006  
 FAX (208) 455-3012



## ANNEXATION ORDINANCE NO. 3073 SW 1/4 SECTION 29 T4N, R2W, BM

DESIGNED BY: DM  
 DRAWN BY: DM  
 CHECKED BY:  
 DATE: 12/22/2016  
 SCALE: AS SHOWN

**BILL NO. 49  
ORDINANCE NO. 3075**

**AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE C-3 (SERVICE COMMERCIAL) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HERewith; AND DIRECTING THE CLERK OF THE CITY OF CALDWELL TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215.**

**BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO:**

**Section 1.** That the Caldwell City Council, upon recommendation of the Caldwell Hearing Examiner and following the public notice and hearing procedures set forth in Section 10-01-07, Zoning Ordinance No. 1451, approved Case No. ANN-16-06 (The Ranch Annexation) at a public hearing held December 5, 2016.

**Section 2.** The parcel is contiguous to the City of Caldwell, Idaho and the applicant has requested that said following described property should be annexed into the City of Caldwell as C-3 (Service Commercial):

A portion of the SE ¼ SE ¼ of Section 24, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

**BEGINNING** at the SW corner of the SE ¼ SE ¼ of Section 24; thence North 88°53'00" East, 320.44 feet along the Southerly boundary of said SE ¼ SE ¼, said Southerly boundary also being the centerline of U.S. Highway 20-26; thence North 01°07'00" West, 50.00 feet perpendicular to said Southerly boundary to the Northerly right-of-way boundary of said U.S. Highway 20-26; thence continuing North 01°07'00" West, 125.56 feet perpendicular to said Southerly boundary; thence South 88°53'00" West, 131.67 feet parallel with said Southerly boundary; thence South 00°10'00" West, 2.88 feet parallel with the Easterly boundary of said SE ¼ SE ¼; thence South 88°53'00" West, 157.18 feet parallel with said Southerly boundary to a point on the Easterly right-of-way boundary of Borchers Lane; thence continuing South 88°53'00" West, 56.01 feet parallel with said Southerly Boundary to a point on the Westerly boundary of said Borchers Lane; thence South 00°03'20" West, 172.72 feet along said Westerly boundary and boundary extended to a point on said centerline of U.S. Highway 20-26; thence North 88°53'00" East, 28.01 feet along said centerline to the **POINT OF BEGINNING**. Containing 1.38 acres, more or less.

**Section 3.** That the City Engineer and the Planning and Zoning Director of the City of Caldwell, Idaho, are hereby instructed to so designate the same above described property on the official zoning map and other area maps of the City of Caldwell, Idaho as C-3 (Service Commercial.)

**Section 4.** All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

**Section 5.** This ordinance shall be in full force and in effect from and after its passage, approval and publication, according to law.

**Section 6.** The Clerk of the City of Caldwell, Idaho shall, within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman-like manner



**Canyon County  
Recorder's Office  
Document  
Cover Sheet**



**2016-053081**

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CHRIS YAMAMOTO

CANYON COUNTY RECORDER

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NO FEE

ORDINANCE

CITY OF CALDWELL

REC'D JAN 03 2017



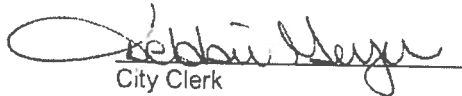
plainly and clearly designating the boundaries of the City of Caldwell, including the land herein annexed, with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code 63-215.

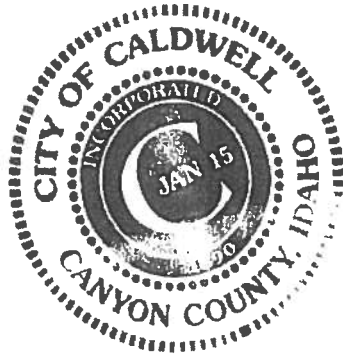
**PASSED BY THE COUNCIL OF THE CITY OF CALDWELL, IDAHO**, this 19<sup>th</sup> day of December, 2016.

**APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO**, this 19<sup>th</sup> day of December, 2016.

  
\_\_\_\_\_  
Mayor Garret L. Nancolas

ATTEST:

  
\_\_\_\_\_  
City Clerk



REC'D JAN 03 2017

CITY OF CALDWELL  
Annexation Ordinance No. 3075

REC'D JAN 03 2017

BORCHERS LN





The Ranch Annexation  
Case No. ANN-16-06  
SE 1/4 SE 1/4 Section 24,  
T4N, R3W, BM

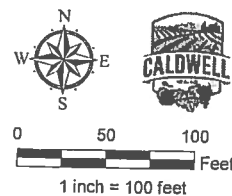
HIGHWAY 20/26

Horizon 2000 Lateral

City  
of  
Caldwell

Legend

- |  |   |
|--|---|
|  Ordinance 3075 |  Taxlots       |
|  Caldwell       |  Surface Water |



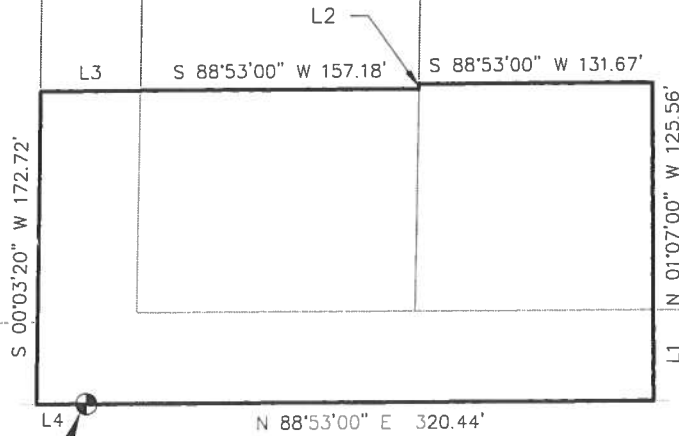
Map Date: 12/22/2016

REC'D JAN 03 2017

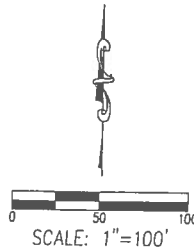
BORCHERS LANE

US HWY 20-26

P.O.B.  
SW CORNER  
SE 1/4 SE 1/4  
SECTION 24  
T4N, R3W, BM



**LEGEND**  
 ——— PARCEL BOUNDARY  
 - - - SECTION LINE  
 - - - SURROUNDING PARCELS



LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°07'00"W	50.00'
L2	S00°10'00"W	2.88'
L3	S88°53'00"W	56.01'
L4	N88°53'00"E	28.01'

CITY OF CALDWELL  
MAPPING DEPARTMENT  
621 CLEVELAND BLVD.  
CALDWELL, IDAHO 83605  
(208) 455-3006  
FAX (208) 455-3012



**ANNEXATION**  
 ORDINANCE NO. 3075  
 SE 1/4 SE 1/4 SECTION 24  
 T4N, R3W, BM

DESIGNED BY: DM  
 DRAWN BY: DM  
 CHECKED BY:  
 DATE: 12/21/2016  
 SCALE: AS SHOWN

1 OF 1